| Prepared by and Return to: | Property Owner and Mail Tax Bills To: | Tax Parcel No(s).: |
|---|---|---|
| Justin J. Peterson, Esq.<br>PO Box 13925<br>Jackson, MS 39236 | John K. Ditto, III and Laurel Ditto<br>PO Box 13925<br>Jackson, MS 39236 | 121-00-0-174.00<br>121-00-0-157.00<br>121-11-0A-005.00<br>135-00-0-191.00 |

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Justin J. Peterson and Anna D. Peterson (collectively, the "Grantor") have bargained and sold, and by these presents transfer and convey, to the following parties (collectively, the "Grantee") their undivided 15% interest (being 10% and 5%, respectively) to each in the respective percentage set forth beside their respective names:

John K. Ditto, III – An undivided 98.3% interest in and to the Grantor's undivided 15% interest
Laurel Ditto – An undivided 1.7% interest in and to the Grantor's undivided 15% interest

in and to the Grantor's right, title, and interest in and to certain land located in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property"). Being the same property conveyed to John K. Ditto, III, Laurel Ditto, Justin J. Peterson and Anna D. Peterson by Quitclaim Deed from The Quarter Jackson, L.L.C., dated December 22, 2021, and of record in Instrument Number 20220105-0002044 in the Register's Office of Davidson County, Tennessee.

It is understood by the Grantor and the Grantee that this conveyance is subject to all taxes and assessments for the year 2021 and subsequent years, not yet due and payable, and all easements, rights of way for public utilities, restrictive covenants and conditions and other matters of record, as well as all applicable zoning and building regulations.

[SIGNATURES ON FOLLOWING PAGE]

STATE OF Mississippi
COUNTY OF Rankin

The actual consideration or value, whichever is greater, for this transfer is $555,311.99.

Affiant

Subscribed and sworn to before me this 22nd day of December, 2021.

STATE OF MISSISSIPPI
Nicole F. Stewart
ID No. 89517
Comm. Expires 05/13/2024
NOTARY PUBLIC
RANKIN COUNTY, MS

Notary Public
My Commission Expires: May 13, 2024

Karen Johnson Davidson County
Batch# 784956 DEEDQC
01/05/2022 11:33:37 AM 6 pgs
Fees: $33.00 Taxes: $2,054.65

20220105-0002045

[Signature Page to Assumption Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has executed this instrument as of December 22, 2021.

GRANTOR

Justin J. Peterson

Anna D. Peterson

STATE OF Mississippi
COUNTY OF Rankin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Justin J. Peterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal the 22nd day of December, 2021.

Notary Public

STATE OF MISSISSIPPI Nicole F. Stewart ID No. 89517 Comm Expires 05/13/2024 NOTARY PUBLIC RANKIN COUNTY, MS

My Commission Expires: May 13, 2024

STATE OF Mississippi
COUNTY OF Rankin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anna D. Peterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal the 22nd day of December, 2021.

Notary Public

STATE OF MISSISSIPPI Nicole F. Stewart ID No. 89517 Comm Expires 05/13/2024 NOTARY PUBLIC RANKIN COUNTY, MS

My Commission Expires: May 13, 2024

EXHIBIT A
TO QUITCLAIM DEED
LEGAL DESCRIPTION

PARCEL ONE (10 ACRES GARNER):

Tract I:

Being a landlocked tract of land in the 29th Council District of Davidson County, City of Nashville, Tennessee. Being bounded on the south by Sallie Hicks and Theodore Vaughn property of record in Deed Book 10440, Page 492, Records Office of Davidson County, Tennessee (R.O.D.C.T.), on the west by the Hamilton Creek Development Company, LLC, property of record as Instrument No. 20180209-0013251 (R.O.D.C.T.), on the north by the property of Jui-Lien Chou Ho of record as Instrument Number 20161020-0111147 (R.O.D.C.T.), and on the east by the Samuel Lake property of record in Deed Book 4718, Page 648 (R.O.D.C.T.) and the Charles D. Brown property of record in Deed Book 4718, Page 642 (R.O.D.C.T.), and the Sherry Cox and James Robert Roderick property of record in Instrument Number 20180711-0066984 (R.O.D.C.T.), said tract being more particularly described as follows:

Commencing at a 1/2-inch iron rod (old) in the southerly right-of-way of Couchville Pike being the northeast corner of said Chou Ho property, having a Northing of 648,069.16 and an Easting of 1,782,026.81 (NAD83); thence leaving the said right-of-way South 07 degrees 51 minutes 11 seconds West 883.97 feet to an iron rod (new) being the northwest corner and the point of beginning of the tract herein described, having a Northing of 647,193.73 and an Easting of 1,781,904.24; thence South 08 degrees 02 minutes 43 seconds West 737.37 feet to a 1/2-inch iron rod (old) being the northerly line of the said Hicks property; thence North 78 degrees 35 minutes 25 seconds West 591.75 feet to a 1/-2 iron rod (old) being the southeast corner of said Hamilton Creek property; thence leaving the Hicks property North 08 degrees 00 minutes 37 seconds East 737.41 feet to an iron rod (new) being the southwest corner of the said Chou Ho property; thence leaving the said Hamilton Creek property South 78 degrees 35 minutes 21 seconds East 592.20 feet to the point of beginning containing 435,755 square feet or 10.00 acres, more or less, according to a survey prepared by Douglas Ball-Chandler, TN RLS#2588, in association with Ragan-Smith Associates, Inc., dated April 9, 2019, Job No. 17152.

Tract II: (Easement Parcel):

Together with a twenty-five (25') easement for ingress and egress and utilities giving the above described property (Tract I) access to Couchville Pike along the easterly boundary line of the 10.94 acre tract conveyed by Ronald Lee Stacey and set forth in deeds of record in Book 5878, Page 151, and Book 5878, Page 147, in the Register's Office of Davidson County, Tennessee.

PARCEL TWO (37 ACRES HICKS):

BEING A TRACT OF LAND IN THE 29TH COUNCIL DISTRICT OF DAVIDSON COUNTY, CITY OF NASHVILLE, TENNESSEE. BEING PARCEL 157.00 AS SHOWN ON DAVIDSON COUNTY PROPERTY TAX MAP NUMBER 121. BEING BOUNDED ON THE EAST BY THE RIGHT-OF-WAY (R/W) OF NED SHELTON ROAD (PUBLIC RIGHT-OF-WAY VARIES), ON THE WEST AND SOUTH BY THE AIRPARK EAST PHASE 1A SUBDIVISION, OF RECORD AS INSTRUMENT NUMBER 20011120-0127754 RECORDS OFFICE OF DAVIDSON COUNTY TENNESSEE (R.O.D.C.T.), AND ON THE NORTH BY THE FOLLOWING PROPERTIES: THE E. MUGGLER TR. PROPERTY OF RECORD AS INSTRUMENT NUMBER 20110504-0034160 (R.O.D.C.T), THE JAMES ROY JONES PROPERTY OF RECORD AS INSTRUMENT NUMBER 20031231-0184941, THE HAMILTON CREEK DEVELOPMENT COMPANY, LLC PROPERTY OF RECORD AS INSTRUMENT NUMBER 20180209-0013241, THE GREGG, CHERIL, AND ISAAC GARNER PROPERTY OF RECORD AS DEED BOOK 7194, PAGE 536, AND THE SAMUEL C. LAKE PROPERTY OF RECORD AS DEED BOOK 4718, PAGE 648 (R.O.D.C.T.), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING BEING A RAILROAD SPIKE (OLD) IN THE WESTERLY R/W OF NED SHELTON ROAD BEING THE SOUTHEAST CORNER OF SAID LAKE PROPERTY AND THE NORTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED, HAVING A NORTHING OF 646,421.27 AND AN EASTING OF 1,782,370.16 (NAD83); THENCE WITH SAID R/W AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 626.40, AN ARC LENGTH OF 239.10, A CENTRAL ANGLE OF 21 DEGREES 52 MINUTES 12 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 28 DEGREES 50 MINUTES 41 SECONDS WEST, 237.65 FEET TO AN IRON ROD (NEW) IN THE WESTERLY R/W OF NED SHELTON ROAD; THENCE CONTINUING WITH NED SHELTON ROAD SOUTH 33 DEGREES 57 MINUTES 54 SECONDS WEST, 360.91 FEET TO AN IRON ROD (OLD) BEING THE NORTHEAST CORNER OF THE SAID AIRPARK EAST PHASE 1A SUBDIVISION; THENCE LEAVING NED SHELTON ROAD THE FOLLOWING SEVEN CALLS: SOUTH 88 DEGREES 03 MINUTES 16 SECONDS WEST, 211.96 FEET TO A ½" IRON ROD (OLD); THENCE SOUTH 73 DEGREES 16 MINUTES 27 SECONDS WEST, 519.20 FEET TO AN IRON ROD (NEW); THENCE SOUTH 85 DEGREES 37 MINUTES 50 SECONDS WEST, 620.00 FEET TO A ½" IRON ROD (OLD); THENCE NORTH 81 DEGREES 41 MINUTES 49 SECONDS WEST, 327.63 FEET TO AN IRON ROD (OLD); THENCE NORTH 07 DEGREES 15 MINUTES 57 SECONDS EAST, 204.83 FEET TO AN IRON ROD (OLD); THENCE NORTH 86 DEGREES 12 MINUTES 12 SECONDS WEST, 503.28 FEET TO A ½" IRON ROD (OLD); THENCE NORTH 08 DEGREES 21 MINUTES 36 SECONDS EAST, 691.53 FEET TO AN IRON ROD (NEW) IN THE SOUTHERLY LINE OF THE SAID MUGGLER PROPERTY; THENCE SOUTH 81 DEGREES 59 MINUTES 20 SECONDS EAST, 519.64 FEET TO AN IRON ROD (NEW) BEING THE SOUTHEAST CORNER OF THE SAID JONES PROPERTY; THENCE NORTH 09 DEGREES 59 MINUTES 47 SECONDS EAST, 62.24 FEET TO AN IRON ROD (NEW) BEING THE SOUTHWEST CORNER OF THE SAID HAMILTON CREEK DEVELOPMENT PROPERTY; THENCE SOUTH 82 DEGREES 39 MINUTES 51 SECONDS EAST, 674.46 FEET TO A ½" IRON ROD (OLD) BEING THE SOUTHWEST CORNER OF THE SAID GARNER PROPERTY; THENCE SOUTH 78 DEGREES 35 MINUTES 25 SECONDS EAST, 591.75 FEET TO A ½" IRON ROD (OLD) BEING THE SOUTHWEST CORNER OF THE SAID LAKE PROPERTY; THENCE SOUTH 85 DEGREES 44 MINUTES 40 SECONDS EAST, 570.69 FEET TO THE POINT OF BEGINNING, CONTAINING 1,656,985 SQUARE FEET OR 38.04 ACRES, MORE OR LESS.

The foregoing legal description being derived from the ALTA/NSPS Land Title Survey of 0 Ned Shelton Road by Ragan-Smith Associates, Inc., Douglas Ball-Chandler, Tennessee R.L.S. # 2588, field work completed December 4, 2018, certified April 10, 2019 as Job Number 17152, Work Order Number 1344.

PARCEL THREE (7.272 ACRES DUKE):

BEING A 7.272 ACRE COMMON AREA AS SHOWN ON THE "FINAL PLAT OF AIRPARK EAST, PHASE 1-A", PREPARED BY GRESHAM, SMITH AND PARTNERS DATED AUGUST 30, 2001 AND RECORDED ON NOVEMBER 11, 2001 AS INSTRUMENT NUMBER 20011120-0127754, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL FOUR (18 ACRES JONES):

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

A TRACT OF LAND IN THE 2ND, FORMERLY THE 5TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY PART OF LOT NO. 6, ON THE PLAN OF THE LANDS OF M. DENNISON, DECEASED, AS OF RECORD IN BOOK 161, PAGE 41, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED ACCORDING TO A SURVEY MADE BY Z. J. WILKINSON, SURVEYOR, DECEMBER 9, 1948, AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF STEELE ROAD IN THE NORTHERN BOUNDARY LINE OF APART OF LOT NO. 7, OWNED BY STANLEY GARDNER; THENCE WITH A FENCE, AND GARDNER'S NORTHERN BOUNDARY LINE, NORTH 88° WEST 1,115 FEET TO A POPLAR STUMP IN FENCE CORNER; THENCE WITH A FENCE ALONG. STANLEY GARDNER'S EASTERN BOUNDARY LINE, NORTH 2° EAST 563 FEET TO A STONE; THENCE WITH A FENCE ALONG PUGH'S SOUTHERN BOUNDARY LINE, SOUTH 88° EAST 966 FEET TO A STONE AT THE FENCE CORNER; THENCE WITH A FENCE NORTH 42° 40' EAST 624 FEET TO A CORNER OF WALL; THENCE WITH A FENCE, SOUTH 75° EAST 165 FEET TO A POINT IN THE CENTER OF SAID STEELE ROAD; THENCE WITH THE CENTER OF SAID ROAD, SOUTH 29° 40' WEST 651 FEET, SOUTH 28° 24' WEST 40 FEET, SOUTH 24° WEST 100 FEET, SOUTH 19° WEST 100 FEET, SOUTH 14° WEST 100 FEET AND SOUTH 6° WEST 100 FEET TO THE BEGINNING, CONTAINING 18 ACRES, MORE OR LESS.